



***** THIS IS A LIMITED INSPECTION *** PLEASE READ BOTH PAGES OF THIS DOCUMENT CAREFULLY**

- SCOPE OF THIS HOME INSPECTION -

WE EXAMINE READILY ACCESSIBLE BUILDING SYSTEMS AND COMPONENTS TO ASSESS BASIC FUNCTION AND DETECT VISUAL AND/OR OPERATIONAL SIGNIFICANT DEFICIENCIES (UNSAFE OR NOT FUNCTIONING CONDITIONS) ONLY.

The inspection services and report generated by Cornerstone Home Inspection are based on a visual inspection of the readily accessible and observable parts of the subject property at the time of the inspection only. Latent or concealed defects and deficiencies are specifically excluded. The inspector will not move furniture or personal belongings. Client agrees to accept all risks that are concealed from view, inaccessible, or excluded as a part of this inspection by the terms of this agreement. The inspection & inspection report are the opinion of the inspector based on the condition of the property at the time of the inspection. The home inspection and report are made in conformity to standards of practice of the State of Illinois Home Inspector Licensure Act (225ILCS441) and are limited in nature by the terms, exclusions and limitations as stated in the standards of practice and this contract. **Details can be found at www.OBRE.STATE.IL.US/.**

CLIENT: The term "Client" includes all persons who are property buyers, regardless of their presence at the inspection. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family. Interests and obligations of all clients are incurred by the Client, or if the Client is not present, by the Client's Authorized Agent present at the inspection.

INSPECTION LIMITATIONS

1. The inspection is not technically exhaustive. Specialists are not engaged. Systems are not dismantled. Systems and components are operated using normal controls only and observed for basic operation and are not run through complete cycles under any type of load. Although a system or component may appear to be operating normally, repairs may still be needed and go unnoticed during this inspection. Cosmetic defects are considered outside the scope of this inspection and are not reported.
2. HOME IS OCCUPIED Furniture and personal belongings may conceal defects. It is the sole responsibility of the client to complete the furnished Final Walk Through checklist in its entirety after the seller has moved everything out to avoid unexpected repairs and/or expenses after taking possession of the home. Client assumes complete liability for the condition of the home and contents after the close of escrow, therefore, a thorough final walk through using the provided walk-through form is recommended, especially a home that was occupied at the time of the inspection. _____ Client initials
3. **IMPORTANT! FINAL WALKTHROUGH INSTRUCTIONS** – Due to the fact that there is normally a substantial period of time between this inspection and the close of escrow, it is required that the client or a qualified representative complete the final walk-through checklist provided in its entirety to ensure that the condition of inspected systems/components did not change during this period of time. Cornerstone assumes no liability for items not checked at the final walk-through. If the condition of any item appears to have changed, is not functional or has any indication of a potential problem, the issue should be brought to the attention of your real estate agent and your attorney for consideration prior to the close of escrow. It is recommended that the seller be requested to demonstrate any system or component that the buyer is unfamiliar with or unable to operate without instruction. Cornerstone can assist with the final walk through inspection for an additional fee. _____ Client initials
4. Client understands that the following systems/components were inspected and the condition of each system/component as observed on the date of this inspection is documented in the inspection report. The report reflects the condition of the system/component on the date of the inspection only. Any of the listed systems/components can fail at any time and Cornerstone does not guarantee or warranty any system/component will continue to function for any amount of time after the inspection. **It is the sole responsibility of the client to confirm each system/component was functional at the final walk-through, prior to the close of escrow.** A final walk-through checklist will be emailed with your inspection report to assist you and is also available of www.cornerstonechicago.net. Client assumes full liability for the following items after the date of this inspection; All kitchen appliances, clothes washer/dryer, HVAC equipment (heating & air conditioning systems), steam showers, whirlpool tubs, windows, sump & ejector pumps, water pressure/drainage, basement seepage/sewer back-up, moisture leakage of any kind (stains/damage).. _____ Client initials.
5. **NO GUARANTEE: THE INSPECTION AND REPORT PROVIDE NO GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, COMPONENT OR SYSTEM.** CORNERSTONE encourages the engagement of specialized professionals to further evaluate issues noted in our general inspection report or for evaluation of systems not covered by this general inspection.
6. **NOT A BUILDING CODE COMPLIANCE INSPECTION:** The inspection process will not yield and should not be interpreted as a code compliance inspection or certification for past or present governmental codes or regulations of any kind.
7. **NOT AN ENVIRONMENTAL INSPECTION:** The Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify, alert, or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea formaldehyde, fungi, mold, conditions related to mold, bio-organic growth, conditions related to animals, rodents, insects, wood-destroying insects or organisms, pathogenic organisms, PCB's, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. All of the foregoing items are outside the scope of the services provided under this contract, unless otherwise agreed to in writing and signed by both parties.
8. The following systems/components were present at the time of this inspection. Inspection of items is outside the scope of this home inspection. It is recommended that a licensed contractor familiar with these components inspect for proper installation, function and set up a maintenance schedule. This is the sole responsibility of the client. Cornerstone makes no representation as to the condition of any of the items listed below:

- BACK UP GENERATOR
 WHIRLPOOL HOT TUB
 SWIMMING POOL
 WELL AND/OR SEPTIC
 LAWN SPRINKLER SYSTEM
 SOLAR PANEL SYSTEM
 FLOOD CONTROL SYSTEM
 RADON MITIGATION SYSTEM
 CENTRAL VACUUM SYSTEM
 FIRE SPRINKLER SYSTEM
 WATER TREATMENT SYSTEM
 PERIMETER DRAIN TILE
 FLOOD CONTROL SYSTEM
 PRIVATE ELEVATOR
 _____ Client initials

HOME INSPECTION FEE: _____

Inspection Date _____

ADDRESS OF INSPECTION

CITY

STATE

ZIP

CLIENT NAME AGENT FOR CLIENT

CLIENT EMAIL

CLIENT SIGNATURE AGENT / OTHER SIGNATURE

By signing, client verifies that they have read and understand BOTH PAGES of this agreement and understand the scope, limitations and exclusions of this limited home inspection.

INSPECTOR NAME

INSPECTOR SIGNATURE

INSPECTION CONTRACT CONDITIONS

9. This inspection Agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. Client has read, understands and accepts this Agreement and all terms and conditions under which the inspection is performed and the report is generated. Client should read entire inspection report upon receipt. Client should review the inspection procedures, limitations and items requiring further attention within the report. If client does not agree with the inspection procedures, feels that there are errors or omissions within the report, then client should contact Cornerstone within 72 hrs of receipt of the inspection report to correct any discrepancies.
10. The Client acknowledges that observations communicated to the Client during the course of the inspection, or findings included in the Property Inspection Report, which may be outside the scope of the Standard Home/Building Inspection, are not to be construed to establish a standard or imply an expanded scope of the inspection. Any such observations or findings are offered merely as additional information.
11. The Client agrees that should the Client bring legal action against the Inspection Company, the Client shall be responsible for all associated costs, reasonable attorney fees and insurance policy deductible assignments incurred by the Inspection Company in the defense of the same should the Inspection Company be found to be the prevailing party in the lawsuit or any other action. If no lawsuit is initiated by either party within one year of the date of the inspection report, the failure to initiate such a proceeding will be considered conclusive evidence that the parties are satisfied that each has properly performed their obligations under this agreement and any further action is deemed waived and forever barred.
12. If any provision of this contract shall for any reason be held invalid or unenforceable (except for the payment provision contained herein), such invalidity or unenforceability shall not affect the other provisions of the contract, and the contract shall be construed as if such invalid or enforceable provision had never been contained in the contract
13. The parties agree that this contract contains the entire agreement and understanding between the parties and that its terms are contractual in nature and supersede all prior agreements and understandings, whether oral or written, between the parties.
14. **RESOLVING A COMPLAINT:** 1) Client agrees to notify Cornerstone Home Inspection Services, LLC, in writing, by email at cornerstoneinspect@comcast.net within 10 days of discovery of any issues or concerns. Inspection Company must be allowed to re-inspect the subject property to investigate the claim, BEFORE ANY REPAIRS ARE MADE. THE CLIENT UNDERSTANDS AND AGREES THAT FAILURE TO GIVE SUCH NOTICE OR OPPORTUNITY TO REINSPECT AS STATED ABOVE SHALL CONSTITUTE A WAIVER OF ANY AND ALL SUCH CLAIMS. of any issues prior to completing any repairs or altering the item or component in question. Pictures, estimates and opinions of contractors hired by the client are not a substitute for Cornerstone's right to re-inspect any concerns that, in the opinion of the client, Cornerstone may have any liability for. 2) Cornerstone will re-inspect the item or component in question and make a determination as to whether or not an error or omission occurred in regards to the original inspection. 3) If it is determined by Cornerstone that an error or omission occurred, Cornerstone will arrange for repairs by a qualified contractor at no expense to the client within the limitations of this contract. If the client chooses to use their own contractor, Cornerstone will reimburse client in the amount quoted by Cornerstones own contractor within the limitations of this contract.
15. The Client understands and agrees that it would be extremely difficult to determine the actual damages that may result from an inspector's failure to properly perform duties under this contract. As such, it is agreed that the liability of the Inspection Company arising out of this inspection and subsequent Property Inspection Report shall be limited to actual damages, or equal to the inspection fee charged. Cornerstone reserves the right to deny any claim where: 1) The final walk-through checklist was not completed. 2) The item in question was written up as "deferred cost", "repair recommended", "Further monitoring recommended" and "not inspected" in the report and/or was not evaluated by a licensed contractor prior to the close of escrow. 3) Item is listed as having prior issues in the seller's disclosure. 4) Cornerstone was not contacted by email to cornerstoneinspect@comcast.net within the allotted time and given the opportunity to re-inspect the item in question prior to any repairs, alterations or replacement being made.

Inspection Exclusions

Buying/owning a home has many aspects and concerns beyond the standard home inspection. Some, involving the building and property, may require the services of specialists who utilize highly specialized equipment. Other aspects may require the services of an attorney, engineer, researcher or diagnostician. No list will ever be complete, below are some of the items excluded.

Cornerstone does not inspect and assumes no liability for the following items, systems & components.

PROPERTY

- Unreported issues regarding any Common elements, systems/components covered under any building/homeowners association
- Code or zoning violations
- Permit research
- Property measurement and surveys
- Boundaries, easements or right of way
- Proximity to environmental hazards of any and all kinds
- Proximity to obnoxious interference such as: airplane routes or railroad tracks.
- Neighborhood or territorial flood conditions
- Soil and geological conditions of any kind
- Well and septic systems and all related systems/components
- Underground sewer lines and/or waste disposal systems
- Drain tile systems
- Flood control systems
- Buried piping or electric wiring
- Underground storage tanks
- Fountains, fire pits, barbecue grills
- Unattached buildings, except garages.
- Fuel storage tanks of any kind & associated environmental concerns
- Swimming pools

MECHANICAL

- Adequacy or efficiency of heating or cooling systems
- Furnace heat exchangers
- Solar heat systems
- Radiant heat systems
- Thermostatic or time clock controls
- Water softeners, purifiers or instant heating devices
- Steam baths and saunas
- Gas and water shut-off valves
- Concealed/Buried piping
- Load of electric circuits
- Wiring hidden from view
- Radio controlled devices
- Elevators, lifts and dumb waiters
- Unique/technically complex systems
- Plumbing fixture overflows
- Central vacuum systems
- Backup generators
- Lawn sprinkler systems

STRUCTURAL

- Structural load bearing capacity
- Analysis or cause of structural defects
- Latent or concealed defects
- Probability of continuing structural stability
- Chinese Drywall
- Concealed window/door flashings

OTHER

- Free standing appliances
- Personal property
- Conditions pertaining to animals, pests, rodents, termites or other wood destroying insects
- Assessment of environmental hazards of any kind - Mold, Asbestos, Radon, etc.
- Odors and noises
- Child and/or comprehensive safety assessment
- Fire protection
- Style, aesthetics or design flaws
- Life expectancy of systems or components
- Repair cost estimates
- Cosmetic features - paint, wallpaper, wall coverings, carpeting, floor coverings and paneling
- Other items not listed in the inspection report
- Interior chimney flues & liners
- Recalled components or appliances
- Unreported compromised thermal window seals
- Inspection for the presence of safety glass in any area.
- Energy efficiency evaluation of any system or component. (Windows, doors, insulation etc.)